

**24347 MATIAS LANE, Punta Gorda, FL, 33955**

Single Family Home

Bedroom: 3

Bathroom: 3 Full / 0 Half

Square feet: 1949 A/C & 3014.00 Total

Neighborhood: Burnt Store Lakes, Punta Gorda

Lot Dim: 80 x 120 x 80 x 120

Prior Taxes: \$ 1,028

Water View: Pond

Year Built: 2024

MLS: C7485745

Listed By: SIGNET REAL ESTATE INC.

**\*Just completed NEW CONSTRUCTION build, that is ready to call home! Don't miss your chance to own this quaint 3/3/3 open concept Pool home- conveniently located within the Burnt Store Lakes community. In tandem with the nice water**

view (from the rear of property) that opens up to the largest part of the lake. You'll also enjoy some community amenities that include-- 11 man made/fish filled Lakes, large park area with pavilions for your afternoon picnics, bike/walkway paths, Canoe/Kayak launch & a fishing pier! The neighboring community (Burnt Store Marina) offers a public Golf course, fitness center, two restaurants & what is noted as the largest deep water (boat launch) Marina in SWFL!! Here are just a handful of the upgraded features included: Quartz countertops, Impact Glass & Wood plank Tile throughout, Brick Paver driveway, oversized pool deck, Wood Shelving in closets, Custom Lighting/Mirrors, Full pantry just off kitchen, Privacy wall on Lanai w/Electric stubbed out for future Outdoor kitchen, Finished Garage Floor, Soft Close Cabinetry & S/S Smart appliance package, w/Filtered water system at the kitchen sink...Convenience features: Customized Blinds installed for privacy day one of possession, Pot Filler located just above the kitchen stove. With having all build/design decisions already made.. Your only decision required is when to call this home yours! \*All Builder and Mechanical warranties will convey with sale. Bedroom Closet Type: Walk-in Closet (Primary Bedroom).